

When recorded return to:

Michael A. Smith and Phoebe A. Smith
13539 Trumpeter Lane
Mount Vernon, WA 98273



201410030107

Skagit County Auditor

\$75.00

10/3/2014 Page

1 of

4

3:13PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620022150

Escrow No.: 620022150

STATUTORY WARRANTY DEED

THE GRANTOR(S) Steven H. Johnson and Robyn A. Johnson, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Michael A. Smith and Phoebe A. Smith, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:

The North Half (being half as measured along the East and West lines) of the Northeast Quarter of
the Northeast Quarter of the Southeast Quarter of Section 9, Township 34 North, Range 4 East of
the Willamette Meridian;

EXCEPT the West 30 feet thereof conveyed to Skagit County by deed dated January 7, 1975,
recorded February 10, 1975, under Auditor's File No. 813252;

AND EXCEPT that portion conveyed to Skagit County by deed recorded December 4, 1991, as
Auditor's File No. 9112040060, records of Skagit County, Washington;

TOGETHER WITH that portion of County Road / Right of Way known as Trumpeter Lane #7701
vacated to Steven and Robyn Johnson December 9, 1991 and recorded January 2, 1992, under
Auditor's File No. 9201020048, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P24399 / 340409-4-001-0305, P122740 / 340409-4-001-0900

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

20143736

OCT 03 2014

Amount Paid \$8,646.90
Skagit Co. Treasurer
By *MAM* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: September 24, 2014

[Signature]
Steven H. Johnson
[Signature]
Robyn A. Johnson

State of Washington
Skagit COUNTY of SKAGIT

I certify that I know or have satisfactory evidence that
Steven H. Johnson and Robyn A. Johnson
are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: September 25, 2014

KATHERYN A. FREEMAN
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 9-01-2018

[Signature]
Name: Katheryn A. Freeman
Notary Public in and for the State of WA
Residing at: STANWOOD, WA
My appointment expires: 9.01.2018



EXHIBIT "A"
Exceptions

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: Puget Mill Company
Recording No.: Volume 142 of Deeds, page 146

2. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: April 13, 1973
Recording No.: 783493

3. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: January 11, 2001
Recording No.: 200101110141
Matters shown: Possible encroachment of a fence by varying amounts along the Northerly line of said premises

4. Title Notification - Property Adjacent to Designated Natural Resource Lands and the terms and conditions thereof

Recording Date: February 5, 2001
Recording No.: 200102050197

5. Low Flow Mitigation Summary and the terms and conditions thereof

Recording Date: February 5, 2001
Recording No.: 200102050198

6. Public or private easements, if any, over vacated portion of said premises.

7. The Land has been classified as Open Space Land and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:

Recording Date: May 5, 2005
Recording No.: 200505050173

Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.

Note: If the proposed transaction involves a sale of the Land so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Skagit County Assessor's Records Section or the Company for additional information.

8. City, county or local improvement district assessments, if any.

SKAGIT COUNTY RIGHT TO FARM ORDINANCE:

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and



201410030107

EXHIBIT "A"

Exceptions
(continued)

disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.

